

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: September 27, 2021
TIME: 8:30 a.m.
PLACE: Room 202 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Register in advance for this meeting:
https://zoom.us/meeting/register/tJEkf--hbj4pHd2y7-u8i9MUTAbnqMB_1Qxy
Meeting ID: 959 8698 5379
Passcode: Zoning
After registering, you will receive a confirmation email containing information about joining the meeting

1. **Call to Order**
The meeting was called to order by Chairman George Jaeckel at 8:30 a.m.
2. **Roll Call (Establish a Quorum)**
Supervisors Jaeckel, Nass, Poulson and Zastrow were present. Supervisor Foelker was absent and excused. Staff members present were Matt Zangl, Sarah Elsner, Deb Magritz and Brett Scherer of the Planning and Zoning Department. Guests attending were Tim Otterstatter, Randy Vail and Don Popp; Supervisors Walt Christensen and Anita Martin, and Staff member Joe Strupp of the Land and Water Conservation Department. Attending via Zoom were Corporation Counsel Blair Ward; Supervisor Amy Rinard; Paul Elliott, Dianne Owens, Mary Rupnow and Dyan Pasano.
3. **Certification of Compliance with Open Meetings Law**
Poulson verified that the meeting was being held in compliance with open meetings.
4. **Approval of the Agenda**
The petitions in agenda item 19 will be moved up to accommodate guest.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
Martin said she had comments on item 11.
6. **Approval of August 30, September 10 and September 16, 2021 Meeting Minutes**
Motion by Supervisors Poulson/Nass to approve the August 30 minutes as presented. Motion passed 4-0.

Motion by Supervisors Poulson/Nass to approve the September 10 minutes as presented. Motion passed 4-0.

September 16 minutes were not available at this time.
7. **Communications**
Zangl commented regarding application for a new cell tower, saying that it would likely take only a Zoning and Land Use Permit, rather than a public hearing.
8. **August Monthly Financial Report for Register of Deeds – Staci Hoffman**
Hoffman’s financial report was in the packet sent to the Committee members.
9. **August Monthly Financial Report for Land Information Office-Matt Zangl**
Zangl noted that revenues are running on par with those of 2020.
10. **September Monthly Financial Report for Zoning – Matt Zangl**
Zangl explained that to date, Zoning revenues are \$3,000 short for the month of September, but were \$2,000 over for the

month of September.

11. Discussion and Possible Action on Livestock Siting Amendments:

- a) Cold Spring Egg Farms, W2022 State Road 59, PIN 024-0516-1911-000, Town of Palmyra, for abandonment of a liquid waste storage facility and construction of a Manure Storage Facility
The request was explained by Strupp. The proposal is to replace a burned out building and abandon a pond. A plan has been created for abandonment. Supervisor Martin explained her concerns with phosphorous levels and Strupp gave explanation. Motion by Supervisors Nass/Poulson to approve the amendment with a recommendation that perhaps phosphorus levels could be monitored more closely. A roll call vote was taken with Supervisors Zastrow, Poulson, Nass and Jaeckel voting in favor of the amendment. Motion passed.
- b) Alta Genetics, N8452 Airport Rd, on PIN 032-0815-2121-000, Town of Watertown, to add a 896 square foot bull barn to their plan
Strupp also explained this proposal. Motion by Supervisors Nass/Jaeckel to approve. A roll call vote was taken with Supervisors Jaeckel, Nass, Poulson and Zastrow voting in favor. Motion passed.

12. Discussion on Solar Energy Facilities

Zangl reported that Crawfish River Solar west of Jefferson is working with property owners to buy properties.

13. Discussion on We LNG Facility

A draft decision matrix has been published. Construction on the project may begin this year, but likely next year.

14. Discussion on Jefferson County Zoning Ordinance Update

Nine Township approvals have been received to date.

15. Discussion and Possible Action on Resolution # 2021 – 36 for Petition R4288A-20 – Paul Elliott and Dianne Owens, PIN 008-0715-0232-001 at N7040 Saucer Dr, Town of Farming, A-3 to A-2 Rezoning Request

Supervisor Nass discussed making a statement to the County Board on behalf of the Planning and Zoning Committee. He feels an obligation to educate the Board on what method could be used to approve the request, by amending the Comprehensive Plan and Zoning Ordinance. Ward offered further explanation. Supervisor Christensen asked a question about rural businesses. Discussion ensued. Motion by Supervisors Nass/Poulson to deny the proposed ordinance for reasons previously given and further discussed at this meeting. Motion passed, 3-0, with Supervisor Zastrow opposed.

16. Discussion and Possible Action on Request for Outside Storage in Ixonia Industrial Park:

- a) W1361 Elmwood Ave, PIN 012-0816-2141-012 for Randy & Charlotte Forseth
Motion by Supervisors Jaeckel/Poulson to approve with Town conditions limiting the number to 125 vehicles.
Motion passed 4-0.

17. Discussion and Possible Action on a Land Exchange Between Adjoining Property Owners David Korth, PIN 022-0613-2421-000 (A-1 Zoning) and William & Theresa Wiganowsky, PIN 022-0613-2421-004 (A-3 Zoning) on Scheppert Road, Town of Oakland

Zangl explained that this is requested to follow the field line better. Motion by Supervisors Jaeckel/Poulson to approve. Motion passed 4-0.

18. Discussion and Possible Action on the Jefferson County Land Information Plan 2022-2024

Zangl explained that the Plan helps guide spending of retained fees. It's been sent to the Department of Administration, and one comment's been received. Supervisor Martin had some questions that were answered by Zangl and Nass. Motion by Supervisors Jaeckel/Nass to approve the Plan and send it to County Board in October. Motion passed 4-0.

PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

19. Discussion and Possible Action on Petitions Presented in Public Hearing on September 16, 2021:

APPROVED WITH CONDITIONS R4322A-21 – Donald Popp/Hickory Wood Ranch LLC Property on a motion by Supervisors Zastrow/Jaeckel to rezone 0.482 ac of PIN 006-0716-1644-000 (36.95 Ac) to enlarge an existing A-2 zone at **N6189 County Rd F**, Town of Concord. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS CU2075-21 – Donald Popp/Hickory Wood Ranch LLC Property on a motion by Supervisors Jaeckel/Poulson for conditional use for storage of non-farm equipment in a proposed A-2 zone at **N6189 County Rd F**, Town of Concord. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS R4348A-21 – Scott Jilek on a motion by Supervisors Poulson/Jaeckel to rezone 0.421 ac of PIN 016-0514-1513-004 (35 Ac) at **N1538 County Rd K** in the Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS CU2085-21 – Scott Jilek & Amanda Collins on a motion by Supervisors Jaeckel/Poulson for conditional use for a concrete contractor business in a proposed A-2 zone at **N1538 County Rd K**, Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS R4350A-21 – Kimberly & Richard Heine on a motion by Supervisors Jaeckel/Poulson to create a 1-ac lot at the intersection of **Bakertown and North Helenville Rd** in the Town of Farmington from part of PIN 008-0715-3522-000 (40 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS R4351A-21 – Katzman Farm Inc on a motion by Supervisors Poulson/Jaeckel to create a 3-ac farm consolidation lot at **N3021 Schmidt Rd**, and 2.5-ac and 3.5-ac building sites adjoining from part of PINs 010-0615-2823-000 (17 ac) and 010-0615-2914-000 (40 Ac) in the Town of Hebron. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4352A-21 – Garry Schmidt/Schmidt Family Ag Farm LLC on a motion by Supervisors Nass/Jaeckel to create a 1.03-ac lot on **State Rd 106** in the Town of Hebron from part of PIN 010-0615-3544-000 (33.288 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4353A-21 – Tim Otterstatter/Jean A Rupnow Trust Property on a motion by Supervisors Jaeckel/Zastrow to create a 1.61-ac farm consolidation lot around the home at **N8658 River Valley Rd**, Town of Ixonia from part of PIN 012-0816-1541-000 (40 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4354A-21 – Tim Otterstatter/Jean A Rupnow Trust Property on a motion by Supervisors Jaeckel/Zastrow to create a 1.36-ac new building site on **River Valley Rd** from part of PIN 012-0816-1541-000 (40 Ac) in the Town of Ixonia. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4355A-21 – Tim Otterstatter/Jean A Rupnow Trust Property on a motion by Supervisors Jaeckel/Zastrow to rezone 8.64 ac of PIN 012-0816-1541-000 (40 Ac) on **River Valley Rd** in the Town of Ixonia. This is in accordance with Sec 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4356A-21 – Randy & Nancy Vail/Steven & Barbara Bendall Trust Property on a motion by Supervisors Nass/Poulson to create a 1-ac building site near **N8041County Rd Y**, Town of Watertown, from part of PIN 032-0815-3012-000 (64.543 Ac.) This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2087-21 – Jessica & Brian Heinz on a motion by Supervisors Jaeckel/Poulson for conditional use to allow storage of contractor's equipment for tree removal/ trimming in an existing A-2 zone at **N2311 Frommader Rd**, Town of Hebron. A 2,560 square foot shop is being proposed on PIN 010-0515-0124-003 (35.341 Ac). This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2088-21 – Old World Investments LLC on a motion by Supervisors Nass/Jaeckel for conditional use for an extensive on-site storage structure in a Community zone, Town of Ixonia, on PIN 012-0816-2513-011 (1.59 Ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2089-21 – Old World Investments LLC on a motion by Supervisors Nass/Jaeckel for conditional use for a 4-unit multiple dwelling unit structure with 2 commercial tenant spaces at **N7970 Ski Slide Rd** in a Community zone. The site is in the Town of Ixonia on PIN 012-0816-2513-011 (1.59 Ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2091-21 – David P Witte on a motion by Supervisors Nass/Jaeckel for conditional use for an extensive on-site storage structure, 1,536 sq ft and 20' 8" in height at **N853 Long Dr** in the Town of Koshkonong. The site is on PIN 016-0513-2511-021 (1.958 Ac) in a Residential R-2 zone. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2092 -21 – Israel & Sarah Ocegüera on a motion by Supervisors Zastrow/Jaeckel for conditional use for a third dog in a Residential R-1 zone at **N3909 Jefferson St** in the Town of Sullivan on PIN 026-0616-1724-008 (0.875 Ac). This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2090-21 – Rock Road Companies Inc/Charles & Cathy Naber Property on a motion by Supervisors Nass/Poulson for conditional use for extension of a mineral extraction CUP and to include blasting and processing of limestone at **W7201 Vickerman Rd** in the Town of Koshkonong. The site is part of PIN 016-0514-3121-000 (45 Ac) in an A-1 Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. A permit has previously been issued for the mineral extraction; this is under consideration for an update to that permit. Motion passed 4-0.

APPROVE WITH CONDITIONS R4346A-21, R4347A-21 & CU2084-21 – John & Ann Didion on a motion by Supervisors Nass/Poulson to create an R-1 zone from PINs 022-0613-0433-000 (33.29 Ac), 022-0613-0434-000 (8.69 Ac) and part of 022-0613-0544-000 (26.718 Ac) that will include a planned unit development. Create an N zone from part of 022-0613-0544-000. The site is in the Town of Oakland near the intersection of **County Rd A and US Hwy 18**. This is in accordance with Sec 11.04(f)1 and 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

20. Possible Future Agenda Items

21. Upcoming Meeting Dates

October 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

October 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

October 25, 8:30 a.m. – Decision Meeting in Courthouse Room 205

November 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

November 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

November 29, 8:30 a.m. – Decision Meeting in Courthouse Room 205

22. Adjourn

Motion by Supervisors Nass/Zastrow to adjourn the meeting. Motion passed 4-0, and the meeting adjourned at 10:04 am.

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.